

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: September 20, 2005  
Public Hearing: October 11, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON05-00071, to allow for Shops for the Conduct of Retail Business on the East ½ of Lots 19 and 20, Block 58, Campbell Addition, El Paso, El Paso County, Texas, pursuant to Section 20.61.060.K (Zoning) of the El Paso Municipal Code. The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 303 & 305 Eighth Street. Applicant: Jorge Valenzuela. ZON05-00071 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00071, TO ALLOW FOR SHOPS FOR THE CONDUCT OF RETAIL BUSINESS ON THE EAST ½ OF LOTS 19 AND 20, BLOCK 58, CAMPBELL ADDITION, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.61.060.K (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS, Jorge Valenzuela** has applied for a Special Permit under Section 20.61.060.K of the El Paso Municipal Code, to allow for **shops for the conduct of retail business;**

**WHEREAS,** a report was made to the City Plan Commission and a public hearing was held regarding such application;

**WHEREAS,** the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS,** the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

**WHEREAS,** the City Council of the City of El Paso finds that, except to the extent waived by City Council, the application conforms to all requirements of Section 20.04.320.D of the El Paso Municipal Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows is in an **SRR (Special Residential Revitalization)** District:

*The East ½ of Lots 19 and 20, Block 58, Campbell Addition,  
El Paso, El Paso County, Texas*

2. That **shops for the conduct of retail business** are authorized by Special Permit in **SRR (Special Residential Revitalization)** districts under Section 20.61.060.K of the El Paso Municipal Code; and

3. That the requirements for **shops for the conduct of retail business** under Section 20.61.060.K have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.61.060.K of the El Paso Municipal Code, to allow **shops for the conduct of retail business** on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **SRR (Special Residential Revitalization)** district regulations and subject to the approved Site Development Plan, signed by the Applicant, the City Manager, and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON05-00071** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.**


THE CITY OF EL PASO

ATTEST:


\_\_\_\_\_  
John F. Cook, Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matt Watson  
Assistant City Attorney  
Doc No. 16295

APPROVED AS TO CONTENT:



Christina Valles, Planner II  
Planning, Research & Development  
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

## AGREEMENT

**Jorge Valenzuela**, the Applicant referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the **SRR (Special Residential Revitalization)** District regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**JORGE VALENZUELA**

## ACKNOWLEDGMENT

**THE STATE OF TEXAS       )**  
**COUNTY OF EL PASO     )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2005, **Jorge Valenzuela**, as Applicant.

My Commission Expires:

Notary Public, State of Texas  
Notary's Printed or Typed Name:

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



**CITY COUNCIL**  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

September 13, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00071

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The City Plan Commission (CPC), on August 25, 2005, voted **7-0** to recommend **APPROVAL** of this special permit request to allow retail shops, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this special permit request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

**Attachment:** Location Map, Site Plan

## **STAFF REPORT**

**Rezoning Case:** ZON05-00071

**Property Owner(s):** Jorge Valenzuela

**Applicant(s):** Jorge Valenzuela

**Representative(s):** Luis & Rene de la Cruz

**Legal Description:** The East 1/2 of Lots 19 and 20, Block 58, Campbell

**Location:** 303 & 305 Eighth Street

**Representative District:** # 8

**Area:** 0.07 Acres

**Present Zoning:** SRR (Special Residential Revitalization)

**Present Use:** Vacant

**Proposed Zoning:** C-1 (Commercial)

**Proposed Use:** Retail Shops

**Recognized Neighborhood Associations Contacted:**

**Surrounding Land Uses:**

<b>North -</b>	C-4 (Commercial) / Parking Lot
<b>South -</b>	SSR (Special Residential Revitalization) / Audio Equipment Store
<b>East -</b>	C-4 (Commercial) / Duty-free Shop
<b>West-</b>	SSR (Special Residential Revitalization) / Parking Lot

**Year 2025 Designation:** Mixed-use (Central Planning Area)

**CITY PLAN COMMISSION HEARING, 07/14/05,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**ITEM #**

**Zoning Case: ZON05-00071**

**General Information:**

The applicant is requesting a special permit to allow for a Retail Shop. The property is 0.07 acres in size and is currently Vacant. The proposed site plan shows a proposed 3700 square foot structure to be located on the site. Access is proposed via the alley off 8<sup>th</sup> street with 6 parking spaces provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends approval of this request for a special permit to allow a retail shop.

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

**The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for mixed-use land uses.

SRR (**Special Residential Revitalization**) zoning permits for Retail Shops with a special permit and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the special permit request protect the best interest, health, safety and welfare of the public in general?
- B. Will Retail Shops be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No zoning comments.



Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

No Objections.

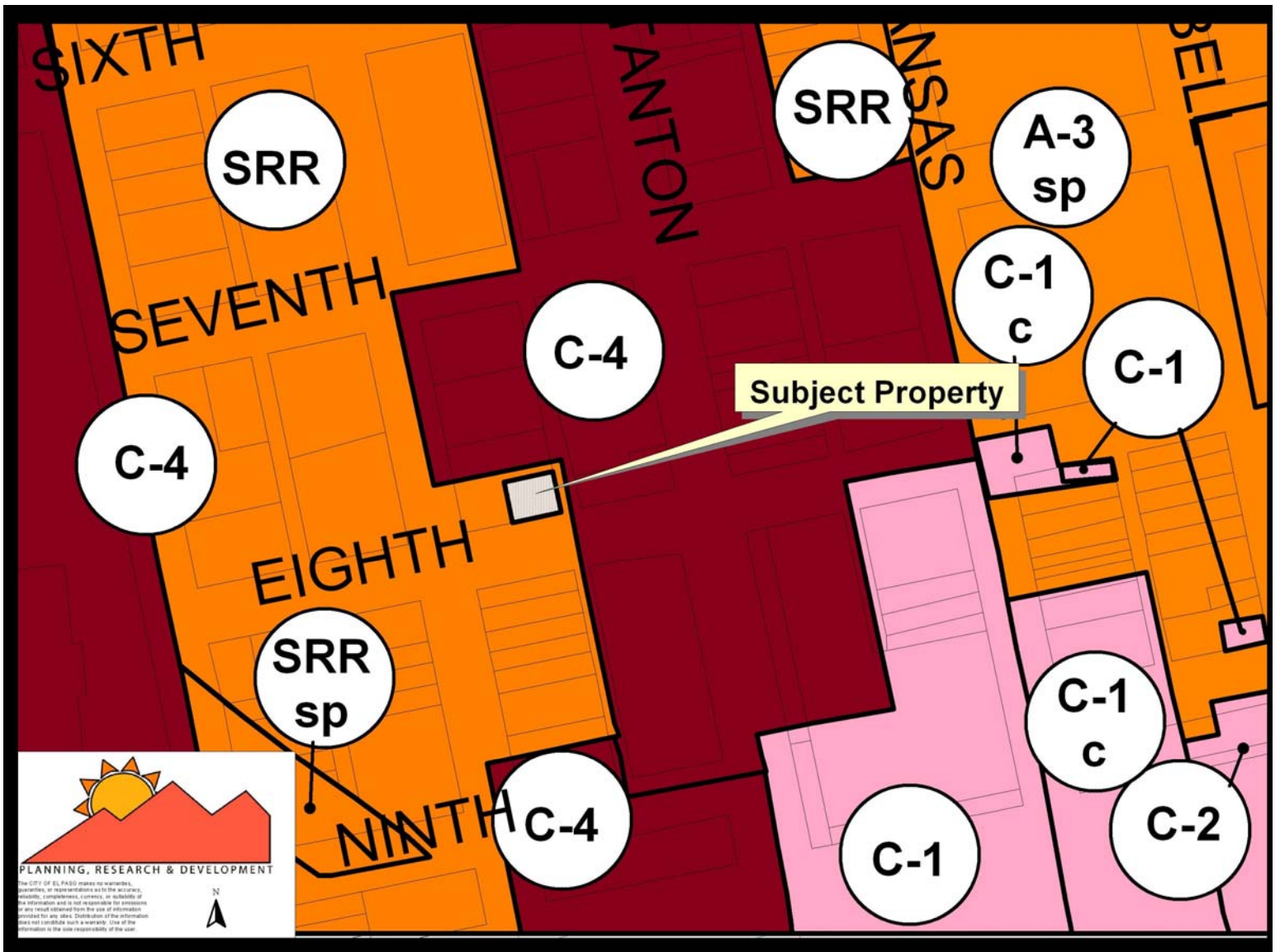
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for mixed-use land uses.
- B. SRR (Special Residential Revitalization) zoning permits Retail Shops with a special permit and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Location Map.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

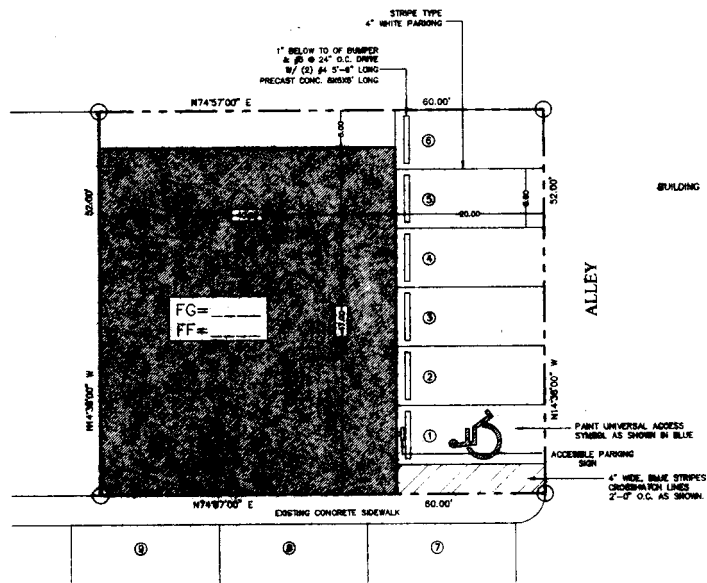
## LOCATION MAP



## AERIAL MAP



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# SITE PLAN



### FACILITY DATA

JOB ADDRESS: 303 - 305 E. 8TH STREET  
DESCRIPTION: BUSINESS GROUP "B"  
CLASSIFICATION: II B UNPROTECTED  
UNSPRINKLED

### LEGAL DESCRIPTION

303 - 305 E. 8TH STREET  
THE EAST 1/2 OF LOTS 19 AND 20, BLOCK 58, CAMPBELL, AN  
ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
BEING MORE PARTICULARLY DESCRIBED IN VOLUME 59, PAGE  
567, DEED RECORDS OF EL PASO COUNTY, TEXAS.  
(PID #C050-999-0580-9100)